



City of Annapolis

Department of Planning & Zoning

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Board of Appeals

February 3, 2015

The Board of Appeals of the City of Annapolis held a special meeting on February 3, 2015 in the City Council Chambers. **Chair** Meyers called the meeting to order at 7:07pm.

Members Present: **Chair** Meyers, **Vice Chair** Zazzali, Garcia

Staff Present: G. Elson-Board Attorney, P. Gutwald, T. Smith, J. Rouse, C. Gudenius, K. Scott

C. APPROVAL OF AGENDA

Vice Chair Zazzali moved to approve the agenda as revised to allow Public Hearing Item #3 to be heard first. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

D. PUBLIC HEARING

3. Boyd Variance, #VAR2014-009

Ms. Gudenius presented the City's review of the variance application and recommend approval of the application as requested.

Mrs. Boyd testified on the application.

Public testimony opened at 7:13pm and no one from the public spoke in favor or opposition of the application so **Chair** Meyers declared the public testimony closed at 7:14pm.

Chair Meyers accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff memorandum dated 12/22/14 with attachments

1. Criswell Audi Special Exception, #S.E. 2014-004

Mr. Smith presented the City's review of the special exception application for Criswell Audi and recommend approval subject to the conditions.

Mr. Alan Hyatt, Attorney for the Applicant presented the applicant's case.

Mr. Criswell, Applicant, testified on the application.

Mr. Arocho, Civil Engineer, testified on the application.

Mr. Rufh, Architect, testified on the application.

Public testimony opened at 7:59pm and no one from the public spoke in favor or in opposition to the application so **Chair** Meyers declared the public hearing closed at 7:59pm.

Chair Meyers accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff memorandum dated 12/22/14 with attachments
2	Applicant's Master Exhibit Packet "1-13"
3	Revised Tab #1, #2 and #6

2. HB Properties Variance, #VAR2014-008

Ms. Rouse presented the City's review of the variance application for HB properties and recommend approval of the application.

Ms. Purple Cherry, Architect, presented the applicant's case.

Public testimony opened at 8:09pm and no one from the public spoke in favor or opposition of the application so **Chair** Meyers declared the public hearing closed at 8:09pm.

Chair Meyers accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated 12/22/14 with attachments

4. 4WALDO, LLC Variance, #VAR 2014-010

Mr. Scott presented the City's review of the variance application for 4WALDO, LLC and recommends approval of the application.

Mr. Corse, Engineer, presented the applicant's case.

Mr. Waldhauser, Owner, testified on the application.

Chair Meyers accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated 12/22/14 with attachments

E. NEW BUSINESS

There was none.

F. APPROVAL OF MINUTES

November 19, 2014 Meeting Minutes

Vice Chair Zazzali moved to approve the November 19, 2014 meeting minutes as written. **Chair** Meyers seconded the motion. The motion passed unanimously in a vote of 3-0.

December 2, 2014 Meeting Minutes

Ms. Garcia moved to approve the December 2, 2014 meeting minutes as written. **Vice Chair** Zazzali seconded the motion. The motion passed unanimously in a vote of 3-0.

January 7, 2015 Meeting Minutes

Vice Chair Zazzali moved to approve the January 7, 2015 meeting minutes as written. **Chair** Meyers seconded the motion. The motion passed unanimously in a vote of 3-0.

G. APPROVAL OF OPINIONS AND ORDERS

The Board recessed at 8:32pm and reconvened at 8:37pm.

1. HULL AND AALAND VARIANCE, #VAR2014-007

Vice Chair Zazzali moved to approve the opinion as written. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

2. WFC FLAGSHIP, LLC VARIANCE, #VAR2014-006

Vice Chair Zazzali moved to approve the opinion as written. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

3. 23R Spa Drive, VAR 2013-011

Vice Chair Zazzali moved to approve the order to grant the extension as written. Ms. Garcia seconded the motion. The motion passed unanimously in a vote 3-0.

H. DELIBERATIONS

1. Boyd Variance

Vice Chair Zazzali moved to approve the variance as presented. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

2. 4WALDO, LLC

Ms. Garcia moved to approve the variance as presented. **Vice Chair** Zazzali seconded the motion. The motion passed unanimously in a vote of 3-0.

3. Criswell Variance

Vice Chair Zazzali moved to approve the variance as presented. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

4. HB Properties

Vice Chair Zazzali moved to approve the variance as presented. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

I. ADJOURNMENT

With there being no further business, **Vice Chair** Zazzali moved to adjourn the meeting at 8:58pm. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

Tami Hook, Recorder